SMB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor BOOK 9682 PG 885
Nashville TN 37203
Return to Box 50-B

ADDRESS NEW OWNER:
Lance H. Johnson and Terry L. Johnson
2530 Woodberry Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Churchill Mortgage Corporation
761 Old Hickory Boulevard, Suite 301
Brentwood, Tennessee 37027

MAP AND PARCEL:
MAP 95-12
GROUP
PARCEL 28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joy Otten (formerly known as Joy Murowsky) and husband, Bobby Otten, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lance H. Johnson and wife, Terry L. Johnson, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Woodberry Park, of record in Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joy Murowsky, a single person by deed from Janice Parker Covington (Cole) and husband, Richard Wayne Cole, of record in Book 6980, page 742, Register's Office for Davidson County, Tennessee; the said Joy Murowsky having since married and now known as Joy Otten.
>
> **The undersigned Bobby Otten joins in this conveyance to convey any and all marital interest in subject property as husband of Joy Otten.**

This is improved property known as 2530 Woodberry Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to Metropolitan Government 1995 property taxes, and subsequent years thereafter.
2. Subject to the Plan of record in Book 2133, page 117, 118, and 119, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lance H. Johnson and wife, Terry L. Johnson, their heirs and assigns, forever; and we, Joy Otten (formerly known as Joy Murowsky) and husband, Bobby Otten, do covenant with

the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9682 PG 886

Witness our hands this the 25th day of May, 1995.

Joy Otten
(formerly known as Joy Murowsky)

Bobby Otten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joy Otten (formerly known as Joy Otten) and husband, Bobby Otten, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of May, 1995.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 10/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,500.00.

AFFIANT

Subscribed and sworn to before me this 25th day of May, 1995.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/20/96

95 MAY 26 PM 3:00
REGISTER
DAVIDSON COUNTY, TN.

3085 05/26/95 10:03CHECK
266.15

IDENTIF. & REFERENCE
00644467